

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

December 18, 2019  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Caroline Luhta, Vice Chairwoman  
Carl Dondorfer, Trustee

Also Present:

Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel

**Melton Reporting**  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

1 7:30 p.m.

2 VICE CHAIR LUHTA: I now call the regular meeting of  
3 the Concord Township Board of Trustees to order. It's  
4 December 18th, and please join me in the Pledge of Allegiance.

5 (Whereupon, the Pledge of Allegiance was recited.)

6 VICE CHAIR LUHTA: Andy, may we have the roll call.

7 MR. ROSE: Mr. Dondorfer?

8 MR. DONDORFER: Present.

9 MR. ROSE: Mrs. Luhta?

10 VICE CHAIR LUHTA: Present.

11 Minutes of December 4th.

12 MR. DONDORFER: I will make a motion to approve the  
13 minutes of the last meeting.

14 VICE CHAIR LUHTA: Okay. Second, and they're  
15 approved. And that was -- The last meeting was special, so  
16 let's do them all together.

17 MR. DONDORFER: Yes, okay.

18 VICE CHAIR LUHTA: The special meetings of the 9th,  
19 10th and 16th of December.

20 MR. DONDORFER: I will make a motion to approve  
21 those minutes.

22 VICE CHAIR LUHTA: Second. All in favor?

23 (Two aye votes, no nay votes.)

24 VICE CHAIR LUHTA: Did Amy leave a report?

25 MR. ROSE: No ma'am.

26 VICE CHAIR LUHTA: Okay. And Trustee reports, I  
27 have none. How about you, Mr. Dondorfer?

28 MR. DONDORFER: I have none.

29 VICE CHAIR LUHTA: Okay. And then we will move on  
30 to department reports. Andy.

1 MR. ROSE: Thank you, Mrs. Luhta. Members of the  
2 Board, members of the audience, good evening. I'd like to  
3 start off by thanking everyone who attended or participated in  
4 the Wreaths Across America ceremony and wreath laying for the  
5 veterans that we did last Saturday. It was wet, it was cold,  
6 but it was a good turnout, so thank you for that.

7 On the agenda this evening for the Board, on the  
8 agenda this evening is a resolution which is necessary in  
9 order for the County Auditor to make advanced payments of  
10 taxes in the year 2020, so I request passage of this  
11 resolution.

12 There is also a request to reenter into -- this is a  
13 renewal agreement with Hull & Associates. This is what  
14 provides our engineering services on an on-call basis and  
15 we've had this same agreement for a number of years.

16 VICE CHAIR LUHTA: Right.

17 MR. ROSE: So I will request passage of that.

18 A reminder for the audience that the first meeting  
19 of 2020 will take place on a Thursday, January 2nd, 2020.  
20 It's being held on a Thursday, obviously, because New Year's  
21 Day falling on the first Wednesday.

22 And, regrettably, on behalf of the entire  
23 Administration, I would like to congratulate Connie Luhta upon  
24 her retirement from Concord Township after 28 years of  
25 service.

26 (Applause.)

27 MR. ROSE: A couple of quick calculations, Connie  
28 has attended over 780 regular and special meetings. And by my  
29 quick math, she signed over 24,900 checks during her tenure.  
30 So her pen can take a break as well.

1 MR. GALLOWAY: And she still doesn't have arthritis.

2 MR. MALCHESKY: And she still doesn't have  
3 arthritis.

4 VICE CHAIR LUHTA: Nope.

5 MR. ROSE: As has been tradition, we would like to  
6 present Connie -- the Trustees, former Trustees, staff and  
7 friends are presenting you with your picture frame with all  
8 kinds of wonderful sentiments. I will tell you it is  
9 extremely difficult to sum up 28 great years in just a few  
10 sentences but we did our best. So this is for you to hang  
11 wherever you like.

12 VICE CHAIR LUHTA: Okay. Thank you.

13 MR. DONDORFER: Congratulations.

14 MR. ROSE: And I will leave this right here and I  
15 know you are going to give remarks at the end.

16 VICE CHAIR LUHTA: Thank you very much.

17 MR. ROSE: Thank you. And then, in closing, the  
18 Administration would like to wish everyone a safe, joyous and  
19 healthy holiday season. This concludes my report. Thank you,  
20 Mrs. Luhta.

21 VICE CHAIR LUHTA: Thank you, Andy.

22 Is there anyone from the audience who would like to  
23 make remarks? Please come up. Oh, come on and state your  
24 name and address if --

25 MR. MALCHESKY: Okay. I am Paul Malchesky,  
26 6680 Stratford Road, a first time podium speaker, long time  
27 listener. You know, in one sense, it couldn't be more fitting  
28 than to be here tonight to, I guess, welcome you out to this  
29 other side of the podium. You know, back in 2005 when Chris  
30 and I ran and then when we got on, Connie was this person that

1 just kind of shepherded us and mentored us. And inasmuch as I  
2 think we wanted to go, she was the calm before our storm and  
3 always said to us, you know, very often, "Boys, hold on. Here  
4 is what we're going to do." And I think, for the most time --  
5 most of the time, we would listen to her.

6 VICE CHAIR LUHTA: Not always.

7 MR. MALCHESKY: But I wanted to thank her on behalf  
8 of somebody who kind of intimately knows the workings of the  
9 government of the township and, you know, how much she's  
10 appreciated by Concord Township. I think that she is really  
11 kind of the mother of Concord Township. I think she's really  
12 taken that, those types of qualities and just poured it into  
13 this organization, and I think it's very significant.

14 I will miss you up there but your mark has been left  
15 significantly. And I notice that we'll have these markings  
16 into the general public. As you walk into the Town Hall,  
17 there is a list of the trustees and what year they, you know,  
18 they served. And, you know, Chris and I are out in '19 and  
19 Connie will be out in '19 and that's a significant change to  
20 the township, at least, the personality of how that government  
21 was run. And I have all the, all the belief in the world that  
22 all the new Trustees will carry on some of the things that  
23 we've done and then make tremendous changes.

24 And I know that Connie has been one of these  
25 individuals who throughout the years allowed that to happen  
26 and kind of shepherded it in the right way. So I thank you on  
27 behalf of former Trustees and myself, my family, and all the  
28 friends in Concord Township. You've been just tremendous here  
29 and so thank you very much.

30 VICE CHAIR LUHTA: Thank you, Paul. Thank you.

1 MR. MALCHESKY: We can have a drink later on  
2 tonight.

3 VICE CHAIR LUHTA: Yes.

4 Oh, my, oh, my.

5 MR. GALLOWAY: Chris Galloway, 6440 Auburn Road. I  
6 would echo all of Paul's excellent comments and sentiment.  
7 And I would add that, in late 2004, I got a phone call from  
8 Connie Luhta and she asked me to think about running for  
9 township trustee. And I said, "Absolutely, great, no way. No  
10 thanks, Connie. Thanks for the call." And then around  
11 January of 2005, she called me and said, "I really want you to  
12 think about running for trustee." And I think it might have  
13 taken one or two more phone calls and, eventually, I sat down  
14 with her and some other folks and she convinced me to run for  
15 trustee. And for that, I cannot thank you enough. The time  
16 that I spent working with you and Paul and all the staff here  
17 and for our community has been one of the most rewarding  
18 experiences of my life. And I would have never done that if  
19 it hadn't been for your persistence and somehow seeing that  
20 and determining that I would make a good trustee.

21 And I appreciate that faith that you had in me back  
22 then and I appreciate all the years we had together working  
23 together. And, you know, Paul and I didn't even make 14 years  
24 and it felt like an eternity and you're finishing 28, so it's  
25 very impressive. So, you know, on behalf of the community,  
26 thank you for everything you've done for this community. I  
27 truly believe that the Connie era in Concord has been the best  
28 era in Concord history, and I think history will prove that  
29 out.

30 And for myself personally, I want you to know how

1 much you've meant to me in my life, the friendship, and I love  
2 you very much and I look forward to seeing you around town.  
3 And then no one can accuse us of violating Sunshine Laws when  
4 we're chatting in a restaurant, so that will be great. So I  
5 am looking forward to it, and thank you for all your years of  
6 service.

7 VICE CHAIR LUHTA: Thank you, Chris. And thank you  
8 both because the two of you made the last 14 of my 28 years  
9 the best ones.

10 Anyone else in the audience? Okay. If not, we'll  
11 move on. No Old Business.

12 MR. ROSE: No, ma'am.

13 VICE CHAIR LUHTA: What?

14 MR. ROSE: No Old Business.

15 CHAIRMAN GALLOWAY: No Old Business, I said that.

16 MR. ROSE: Sorry.

17 VICE CHAIR LUHTA: New Business, vote on Resolution  
18 2019-27.

19 MR. DONDORFER: I will make a motion to approve  
20 Resolution 2019-27 requesting the Lake County Auditor to make  
21 advanced payments of taxes pursuant to Ohio Revised Code  
22 Section 321.34.

23 VICE CHAIR LUHTA: I will second that. All in  
24 favor?

25 (Two aye votes, no nay votes.)

26 VICE CHAIR LUHTA: The next one.

27 MR. DONDORFER: I will make a motion to enter into a  
28 professional services agreement as needed with Hull &  
29 Association -- Associates, not to exceed \$25,000, for the 2020  
30 calendar year.

1 VICE CHAIR LUHTA: I will second that. All in  
2 favor?

3 (Two aye votes, no nay votes.)

4 MR. ROSE: There is two copies, yep.

5 MR. DONDORFER: Here, Connie.

6 VICE CHAIR LUHTA: Okay. Here you go.

7 MR. DONDORFER: Mr. Rose. (Handing.)

8 MR. ROSE: Thank you.

9 MR. DONDORFER: Last item --

10 VICE CHAIR LUHTA: Yes.

11 MR. DONDORFER: -- is a vote to go into executive  
12 session. In lieu of going into executive session tonight, I  
13 would like to make a motion to approve a resolution appointing  
14 the successor of Trustee Paul Malchesky and I would like to  
15 nominate Amy Lucci to fill that position.

16 VICE CHAIR LUHTA: I would like to second that and I  
17 would like to say that -- Oh, we will have a vote.

18 MR. DONDORFER: Right.

19 VICE CHAIR LUHTA: Yes.

20 MR. DONDORFER: We need a vote.

21 VICE CHAIR LUHTA: We need a vote. Let's have a  
22 roll call vote for this one.

23 MR. ROSE: Mr. Dondorfer?

24 MR. DONDORFER: Yes.

25 MR. ROSE: Mrs. Luhta?

26 VICE CHAIR LUHTA: Yes.

27 MR. DONDORFER: In lieu of going into executive  
28 session tonight, we wanted to address the residents here  
29 tonight and explain to them that, in the interest of  
30 transparency and fairness, that we did our due diligence under



1 the Ohio Revised Code to fill Mr. Malchesky's position. With  
2 that, we did an advertisement to attract the most qualified  
3 candidates for this position and we did have several, all of  
4 which were very qualified. It was not easy.

5 VICE CHAIR LUHTA: Right.

6 MR. DONDORFER: But we did some steps as far as  
7 having all the applicants fill out applications, submit  
8 letters of interest, resumes, and then we proceeded with panel  
9 interviews to get to know the candidates better, and we had  
10 some discussion. And then it was my opinion that Amy Lucci  
11 was the best candidate to lend balance and poise to the new  
12 Trustee board coming into the new year.

13 With that, I can tell you a little bit about Amy  
14 Lucci. I do know her well. She's been a resident of Concord  
15 Township for 19 years. She holds a Doctorate of Nursing  
16 Practice Leadership. She's a project manager at the Cleveland  
17 Clinic. She has a lot of leadership experience on several  
18 boards. She holds several certifications and awards and  
19 achievements. She has a history of volunteer work with local  
20 schools in Lake County, as well as the Convoy of Hope.

21 It's sort of interesting because I know, in our  
22 interview, you know, we talk about leadership and she's got  
23 leadership experience I think will really benefit the township  
24 and balancing the new board going into the future. We had  
25 some conversations about servant leadership and  
26 transformational leadership and all of those are good things.  
27 I think it lends itself to collaboration. She's a great  
28 listener. She understands empathy. And I really believe that  
29 she's the best fit moving forward for the township.

30 VICE CHAIR LUHTA: I agree. We had some very good

1 candidates. I hope they don't lose their interest in Concord  
2 Township, the ones who were not appointed, because we had,  
3 what, 15 applicants.

4 MR. DONDORFER: Fifteen applicants.

5 VICE CHAIR LUHTA: And we interviewed eight. And  
6 Amy was absolutely the outstanding candidate and I am really  
7 pleased that we're going to have her on the Board.

8 MR. DONDORFER: Yes. And I would also like to thank  
9 all of the candidates that did put in their applications  
10 because we do have a great group of qualified people that were  
11 willing to serve as trustees --

12 VICE CHAIR LUHTA: Yes, right.

13 MR. DONDORFER: -- and provide service to the  
14 township. And these aren't easy decisions but we're elected  
15 to make those difficult decisions and we would like to welcome  
16 Amy Lucci to the Board of Trustees.

17 VICE CHAIR LUHTA: Right.

18 MR. DONDORFER: So we have prepared, the  
19 Administration has prepared Resolution Number 2019-28, which  
20 is blanked right now. I will, Mr. Rose, fill in Amy Lucci's  
21 name and the date.

22 MR. ROSE: Yep, here, while you talk.

23 MR. DONDORFER: And we will sign that.

24 MR. ROSE: The second page is the certification.  
25 You don't have to sign that. You just sign that top one and  
26 then give it back to me, please. Thank you. One more, right?

27 MR. DONDORFER: Yeah.

28 VICE CHAIR LUHTA: It's coming. There you go.

29 MR. ROSE: Got it.

30 VICE CHAIR LUHTA: Is there anything else to come

1 before the Board?

2 MR. ROSE: No, ma'am.

3 VICE CHAIR LUHTA: Besides the --

4 MR. DONDORFER: Just future meetings and  
5 announcements.

6 VICE CHAIR LUHTA: -- future meetings and  
7 announcements. Amy usually does this but I will do it. I  
8 will do it.

9 Wednesday, the 12th -- or the 25th of December is  
10 closed in observance of Christmas.

11 Friday, the 27th, at 8:00 a.m., there will be a  
12 special meeting in Town Hall of the Trustees and, of course,  
13 they're always open.

14 Wednesday, January 1st, we will be closed in  
15 observance of New Years.

16 Thursday, the 2nd of January, at 6:30 p.m., there  
17 will be Trustee office hours in the conference room; and  
18 7:30 p.m., the regular meeting.

19 Tuesday, the 7th of January, at 7:00, will be a  
20 Zoning Commission meeting in Town Hall.

21 And now I would like to thank the township for  
22 letting me be Trustee for 28 years. It's been a real pleasure  
23 to serve the township. I have great memories and I hope to  
24 see all of you around because I will come and heckle.

25 MR. DONDORFER: Thank you for your service, Connie.

26 VICE CHAIR LUHTA: No, I won't really, but I might  
27 show up once in a while, but I will relax at home and maybe  
28 not even watch you on TV. But thank you, again, and it's been  
29 a pleasure.

30 (Applause.)

1                   VICE CHAIR LUHTA: I am leaving it in good hands. I  
2 know that.

3                   MR. DONDORFER: Well, we hope you enjoy your time  
4 away and we will definitely miss your wisdom and thank you for  
5 your service.

6                   VICE CHAIR LUHTA: I am only a phone call away.  
7 Okay. That's it. I will now declare the meeting adjourned.

8                   (Whereupon, the meeting was adjourned at 7:49 p.m.)

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1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was  
7 reduced by me to stenotype shorthand, subsequently  
8 transcribed into typewritten manuscript; and that the  
9 foregoing is a true and accurate transcript of said  
10 proceedings so taken as aforesaid.

11 I do further certify that this proceeding took  
12 place at the time and place as specified in the foregoing  
13 caption and was completed without adjournment.

14 I do further certify that I am not a friend,  
15 relative, or counsel for any party or otherwise interested  
16 in the outcome of these proceedings.

17 IN WITNESS WHEREOF, I have hereunto set my hand  
18 and affixed my seal of office this 2nd day of January 2020.

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*Melinda A. Melton*  
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Melinda A. Melton  
Registered Professional Reporter  
  
Notary Public within and for the  
State of Ohio  
  
My Commission Expires:  
February 4, 2023